

**PROCEEDINGS OF THE
WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR KING COUNTY
RESOLUTION AND HEARING DECISION**

**IN RE: CITY OF RENTON
 MAPLEWOOD ADDITION
 Proposed Annexation
 King County, Washington**

FILE NO. 2197

I. PUBLIC HEARING OVERVIEW

On April 21, 2005, the City of Renton submitted to the Washington State Boundary Review Board a Notice of Intention (File No. 2197) to annex 60.5 acres based upon a “property owner” petition under RCW 35A.14. Renton’s City Council adopted the petition for annexation in April, 2006

The City of Renton described the original proposal for the Maplewood Addition Area as follows:

- The northern boundary is generally formed by Maple Valley Highway (SR 169) and the Maplewood Golf Course.
- The southern and eastern boundaries are generally formed by the Cedar River.
- The western boundary is formed by the corporate boundaries of the City of Renton (generally west of 130th Avenue SE.)

On April 21, 2005, the City of Renton invoked the Board’s jurisdiction pursuant to RCW 36.93.100. At that time Renton officials requested that the Board, pursuant to RCW 36.93.150, expand the proposed Maplewood Addition Annexation.

As permitted under RCW 36.93.116, the City requested that the Board simultaneously review the proposed Maplewood Addition Annexation with its review of the proposed incorporation of a new City of Fairwood (File No. 2194).

On March 8, 2006, the City of Renton proposed three specific options for modification of the Maplewood Addition Area:

- Option 1 – “Renton School District”: Under Option 1 the proposed Maplewood Addition Area (Expansion) would total 665 acres described as follows:
 - The northern boundary is generally formed by Renton-Maple Valley Road (except that the boundary extends to the north to include acreage immediately east of Ron Regis Park/149th Avenue SE).
 - The southern boundary generally follows the Cedar River and connects to SE 161 Street (if extended)
 - The western boundary is formed by the corporate boundaries of the City of Renton (generally west of 130th Avenue SE)
 - The eastern boundary is generally formed by 164th Avenue SE (if extended).
- Option 2 – “Valley Floor”: Under Option 2 the proposed Maplewood Addition Area (Expansion) would total 346 acres described as follows:
 - The northern boundary is generally formed by Renton-Maple Valley Road (except that the boundary extends to the north to include acreage immediately east of Ron Regis Park/149th Avenue SE).
 - The southern boundary is serpentine, with the line generally following the Cedar River to SE 151st Street (if extended) to SE 154th Street (if extended). A portion of the southern boundary, generally located east of 140th Way SE and west of 154th Avenue SE, follows SE 161st Street (if extended).
 - The western boundary is formed by the corporate boundaries of the City of Renton (generally west of 130th Avenue SE.)
 - The eastern boundary is generally formed by 164th Avenue SE (if extended).

- Option 3 – “Aquifer Protection Area”: Under Option 3 the proposed Maplewood Addition Area (Expansion) would total 102 acres described as follows:
 - The northern boundary is generally formed by Renton-Maple Valley Road and 140th Way SE.
 - The southern boundary is serpentine, with the line generally following the Cedar River to SE 155th Place (if extended).
 - The western boundary is formed by the corporate boundaries of the City of Renton (generally west of 130th Avenue SE.)
 - The eastern boundary is generally formed by 138th Place SE (if extended).

City of Renton based their request for review of the Maplewood Addition Annexation (Expansion) upon the following:

- The City of Renton Comprehensive Plan/Potential Annexation Area provides for the annexation of the entire Maplewood Addition Area (Expansion).
- The State Growth Management Act and the King County Comprehensive Plan support the annexation of the entire Maplewood Addition Area (Expansion) into the City of Renton.
- The City of Renton has existing plans, programs, and regulations that will provide for the Maplewood Addition (Expansion) Area levels of development, public services, and public amenities necessary to govern the community and address the natural environment.
- An action to permit the entire Maplewood Addition Area (Expansion) to join Renton at this time would enable uniform local governance and coordinated services under the aegis of a single local jurisdiction.

The Board conducted a public hearing on March 20, 2006 to review the original proposal by the City of Renton to annex the Maplewood Addition Area (60.5 acres).

On March 30, 2006, the Boundary Review Board found sufficient evidence in the record to support the conclusion that the original proposal as submitted is inconsistent with one or more of the statutory objectives its decisions must advance (e.g., 36.93 RCW, 36.70A RCW). The Board voted to conduct a Modification Public Hearing to consider Renton’s proposal for annexation of the Maplewood Addition Area (Expansion) including Option 1, Option 2 and Option 3

The public hearing to review the proposed Maplewood Addition Area (Expansion) was considered to be consistent with the opinion of Robert Kaufman, Special Assistant Attorney General, that the Boundary Review Board’s jurisdiction was duly invoked in the matter of File No. 2197. Therefore, the Boundary Review Board is permitted by statute (Chapter 36.93 RCW) to consider the City of Renton’s request to expand the Maplewood Annexation.

Following proper legal notice, a Modification Public Hearing was held on May 4, 2006 before a quorum of the Boundary Review Board. Thereafter, a Special Meeting was held on May 8, 2006 for the Board to deliberate and make a preliminary decision in the matter of File No. 2197.

The Board is responsible, under State of Washington law, to: (1) examine the record (e.g., application materials; technical studies; fiscal studies; regulatory analyses; other documents, exhibits, statements and testimony); (2) determine the specific policies and guidelines are applicable to the proposed action; (3) review and balance these elements; and (4) take the action that best advances those elements.

As prescribed by the state law, the Board reviewed File No. 2197 in accord with RCW 36.93. (Local Governments – Boundaries – Review Boards). The Board directed particular attention to RCW 36.93.170 (Factors) and RCW 36.93.180 (Objectives). The Board also considered RCW 36.93.150, the authority for modification of annexation proposals. The Board also considered RCW 36.70.A, the Growth Management Act, the King County Comprehensive Plan, the City of Renton Comprehensive Plan, together with other applicable state, regional, and local regulations and guidelines.

On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2197** it is the decision of the Board that the action proposed in said **Notice of Intention** be, and the same is, hereby **approved with modifications** to include the Maplewood Addition Area (Expansion - Option 2) of approximately 346 acres. The legal description of the Maplewood Addition Area (Expansion - Option 2) as approved with modifications, is attached hereto and marked as "Exhibit I", together with a map showing the boundaries of the area herein marked as "Exhibit II."

II. FINDINGS

The Board finds that State Law (Chapters 36.93 RCW, RCW 36.70A, RCW 35A.14, *et seq.*); the King County Comprehensive Plan/Countywide Policies; the Renton Comprehensive Plan and its enabling regulations (e.g., zoning code) are applicable to consideration of:

- The City of Renton original Notice of Intention for the Maplewood Area (60.5 acres);
- The City of Renton proposal for the Maplewood Addition Area (Expansion – Option 1, Option 2, and Option 3)

The Boundary Review Board finds that the record for File No. 2197 provides documentation (e.g., governance plans and policies; analysis of service capacity; fiscal studies), evidence of community notification, and certification of petitions and/or legislative action. The findings provided in this record are sufficient to support review of:

- The City of Renton original Notice of Intention for the Maplewood Area (60.5 acres);
- The City of Renton proposal for the Maplewood Addition Area (Expansion – Option 2 (346 acres)
- The City of Renton proposal for the Maplewood Addition Area (Expansion – Option 3 (102 acres)

The Board finds insufficient evidence in the record to support the City of Renton's proposal for the Maplewood Addition Area (Expansion – Option 1 (665 acres),

The Board therefore finds that any modification of the annexation shall be limited to the original Maplewood Addition Area, and to Maplewood Addition Area (Expansion - Option 2), and to Maplewood Addition Area (Expansion - Option 3).

Based upon a review of the entire record (including written documentation and public testimony) that the City of Renton Maplewood Addition Area (Expansion – Option 2) to best achieve consistency with the provisions of 36.93, RCW, 36.70A RCW, the King County Comprehensive Plan, and the City of Renton Comprehensive Plan. Option 2 encompasses 346 acres. Within the boundaries established for Maplewood Addition Area Option 2 are included the original Maplewood Addition Area (60.5 acres) and the Maplewood Addition Area (Expansion – Option 3) (102 acres).

Following is a presentation of key legal authorities on which the Board based the review and preliminary decision for proposed annexation to the City of Renton of the Maplewood Addition Area /Maplewood Addition Area (Expansion).

RCW 36.93.170 FACTORS AFFECTING THIS PROPOSAL

The Boundary Review Board finds the following Factors (RCW 36.93.170) applicable to the proposed City of Renton Maplewood Addition Area /Maplewood Addition Area (Expansion).

Additional authorities applicable to the Maplewood Addition Area/Maplewood Addition Area (Expansion) include, but are not limited to: RCW 36.70A, RCW 35.13, King County Comprehensive Plan/Countywide Policies, the City of Renton Comprehensive Plan and its enabling regulations (e.g., zoning code). These State and local authorities are intended to ensure reasonable development regulations and adequate public services to local communities.

A brief review of key issues related to each applicable element is presented below:

RCW 36.93.170 (1) POPULATION AND TERRITORY

The Board finds the following factors to be applicable: Population Density; Proximity to Other Populated Areas; Land Area/Land Uses; Comprehensive Land Use Plans; Topography, Natural Boundaries and

Drainage Basins; Likelihood of Significant Growth in the Area During the Next Ten Years; and Population Density/Proximity to Other Populated Areas/Land Area/Land Uses.

The entire Maplewood Addition Area/Maplewood Addition Area (Expansion) lies within the Urban Growth Area delineated by King County.

The State Growth Management Act and the King County Comprehensive Plan provides for transfer of lands in the Urban Growth Area to a local jurisdiction. County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.). Policies also establish cities as the appropriate providers of local governance and urban services (e.g., FW-13, CO-1, CO-3; LU-31 - LU-34, LU-36). King County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and to eliminate unincorporated islands between cities. Policy LU-32 calls upon cities to incorporate lands within annexation areas into city boundaries.

Further, the Maplewood Addition Area/Maplewood Addition Area (Expansion) is included in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is based upon Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City for local governance and pertaining to encouraging annexations in areas where urban infrastructure and services are available for development at urban densities and in areas contiguous to City boundaries (e.g., Land Use Policies LU-1; LU-36; LU-37; LU-41 and LU-42).

The evidence shows that annexation of the Maplewood Addition Area (Expansion - Option 2) is consistent with the provisions of RCW 36.93.170 (1) as this territory is unified – and linked to the City of Renton -- with respect to:

- Physical Elements: The Maplewood Addition Area (Expansion – Option 2) is characterized by numerous environmentally sensitive areas. Maplewood Addition Area (Expansion – Option 2) is located on a valley floor. The valley is separated from the greater proposed City of Fairwood by a steep ridge; the ridge has been classified by the U.S. Geological Service as a landslide hazard area. The valley is in a floodplain that is created by the Cedar River which traverses much of the Maplewood Addition Area (Expansion – Option 2). A sole source aquifer underlies the Maplewood Addition Area (Expansion – Option 2).
- Social Elements: Maplewood Addition Area (Expansion – Option 2) is an urban community that is characterized by a relatively uniform population density. The community is proximate to other populated areas. Land development (e.g., residential uses, commercial uses, public spaces) are similar throughout the local community and similar to land uses within the adjacent City of Renton.

The City of Renton recognizes that the Maplewood Addition Area (Expansion – Option 2) is substantially developed with residential uses and limited commercial uses. The City also recognizes that there is land that is suitable for redevelopment or new development with residential uses and/or commercial uses. There is also opportunity for enhancement of public facilities.

Thus, the City planned for growth at urban levels of density in the Maplewood Addition Area (Expansion – Option 2). City plans establish standards to guide ongoing uses in this Area following annexation. Future residential development would reportedly be generally similar to and compatible with existing housing in terms of zoning, levels of density (equal to or less than currently permitted density), and design requirements.

The City also recognized and planned for the management of Maplewood Addition Area (Expansion – Option 2) critical areas (e.g., Cedar River, valley floor, sloped terrain, floodplain, and sole source aquifer). Renton has in place an approved Comprehensive Plan, Zoning Regulations, and a Critical Areas Ordinance that includes provisions to manage these lands for protection of built areas and preservation of environmentally sensitive areas. These regulatory controls include (but are not limited to) land use development/density standards, public services programs (e.g., water service, sewer service, storm water management) and standards for maintenance of open space/vegetated areas.

With annexation of the Maplewood Addition Area (Expansion – Option 2) there would be an opportunity to immediately provide consistent and coordinated development plans, environmental protection standards, and public services throughout the entire Maplewood Addition Area (Expansion – Option 2) community.

Annexation of the original Maplewood Addition Area (60.5 acres) into the City of Renton would be inconsistent with this criterion. The evidence demonstrates that annexation of the Maplewood Addition Area (Expansion – Option 3/102 acres) into the City of Renton would, likewise, be inconsistent with this criterion. The evidence demonstrates that annexation of the Maplewood Addition Area (Expansion – Option 1/665 acres) into the City of Renton would be inconsistent with this criterion.

RCW 36.93.170 (2) MUNICIPAL SERVICES

The Board considered the following factors to be applicable: need for municipal services; effects of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; probable future need for such services; costs; effect on the finance, debt structure and contractual obligations; and prospects of government services from other sources, and rights of other affected governmental units. Following is a brief review of key issues related to these factors.

The Maplewood Addition Area (Expansion – Option 2) now requires or will soon require a range of municipal services and facilities. Service policies are established by the State Growth Management Act and the King County Comprehensive Plan. For example, King County Policy FW-13 states that cities are the appropriate provider of local urban services to Urban Areas. Policies FW-29 and FW-30 address the need for jurisdictions to plan for and coordinate services. Additionally, annexation is appropriate under Countywide Policy CO-1, when a jurisdiction has “identified and planned for (a) full range of urban services”.

Pursuant to the State Growth Management Act and the King County Plan, the City of Renton has developed policies – through the City’s Comprehensive Land Use Plan, Comprehensive Service Plans, and other regulatory authorities – for serving all properties within its corporate boundaries. Upon annexation of Maplewood Addition Area (Expansion – Option 2), the City of Renton would immediately include the newly incorporated area in the municipality’s Service Area. Then, as is customary, the City can provide – either directly or by contract – a full array of specific service plans and programs for public services including: water service, surface water management, sewer service, fire service, police service, emergency medical services, utilities, road maintenance, law and justice services, human services, libraries, and parks and recreation services. These services can be provided in response to citizen requests for new services or to supplant failing systems.

The School Districts would be unaffected by any of the proposed changes to municipal boundaries.

The City of Renton has conducted fiscal studies related to the proposed Maplewood Addition Area/Maplewood Addition Area (Expansion). Revenues and expenditures are measured related to state funds, local property assessments, and costs for service incurred by the City. The City of Renton expends approximately \$3000 per citizen each year to provide government services. Costs are generally based upon an averaged estimate of per capita use (e.g., police, parks, sewers).

For Maplewood Addition Area (Expansion – Option 2), the City estimates expenditures at \$720,025. Revenues are estimated at \$674,876. Thus, the City would incur a cost of approximately \$45,149 for service to the Maplewood Addition Area (Expansion – Option 2).

The City of Renton’s resource base is sufficient to sustain levels of service to the entire City (including Maplewood Addition Area [Expansion- Option 2]). Further the City can continue, over time, to provide these services at reasonable customer rates, based upon the funds realized from assumption by property owners of their share of the City’s regular and special levy rates for capital facilities and public services. Future capital needs and costs will be examined and funded through Renton’s Capital Investment Program.

Additionally, Berk & Associates conducted a Fiscal Feasibility Analysis to estimate the fiscal impacts of removal of the Maplewood Addition Area from the proposed City of Fairwood. This Analysis determined that the new City of Fairwood would lose revenue in the event that the Maplewood Addition Area (Expansion – Options 1-3) is removed from the boundaries of the proposed jurisdiction. The annexation of the Maplewood Addition Area (Expansion – Option 2) to the City of Renton is estimated to result in an approximate loss of revenue of approximately \$450,000 to the City of Fairwood. Berk & Associates estimates that, as a consequence of this loss of revenue, the City of Fairwood would have an available surplus of approximately \$250,000. As a consequence annexation of the Maplewood Addition Area (Expansion - Option 2) to the City of Renton would result in only a modest impact to the funding base of the proposed City of Fairwood.

The King County Comprehensive Plan/Countywide Planning Policies permit – and encourage – annexation of the Maplewood Addition Area (Expansion – Option 2). A consolidated annexation provides for a more logical municipal service area. The City can provide cohesive policies, standards, coordinated programs and operations to the Maplewood Addition Area (Expansion – Option 2). Coordinated services are more efficient and less costly to both government and citizens.

Annexation of the original Maplewood Addition Area (60.5 acres) into the City of Renton would be inconsistent with this criterion. Annexation of the Maplewood Addition Area (Expansion – Option 3/102 acres) into the City of Renton would be inconsistent with this criterion. The evidence demonstrates that annexation of the Maplewood Addition Area (Expansion – Option 1/665 acres) into the City of Renton is also inconsistent with this criterion.

RCW 36.93.170 (3) EFFECTS OF PROPOSAL

The Board considered the following factors to be applicable: mutual economic and social interests, and local government structure. Below is a brief review of key issues.

The record for File No. 2197 supports annexation of the Maplewood Addition Area (Expansion – Option 2). The Maplewood Addition Area (Expansion – Option 2) is contiguous to – and shares mutual social and economic profiles with – the City of Renton.

Annexation of the Maplewood Addition Area (Expansion – Option 2) would promote a viable community because new citizens would be able to participate in local governance – including land use planning, service planning, fiscal planning and planning for public amenities to serve the community. Coordinated integration of citizens of the Maplewood Addition Area (Expansion – Option 2) into Renton would preserve social organization, support economic health, and protect public safety and welfare.

Annexation of the Maplewood Addition Area (Expansion – Option 2) is also consistent with the King County Annexation Initiative, which calls for annexation of urban lands to local jurisdictions at the earliest feasible date. City officials testified that Renton is prepared to govern and to provide full services to this community.

Immediate annexation of the Maplewood Addition Area (Expansion – Option 2)) better promotes balanced governance than incremental annexation or incorporation into an existing or new jurisdiction. Annexation of the Maplewood Addition Area (Expansion – Option 2) into the City of Renton promotes strong and unified local government. Annexation of the Maplewood Addition Area (Expansion) would promote a viable community because new citizens would be able to participate in local governance – including land use planning, service planning, fiscal planning and planning for public amenities to serve the community. Coordinated integration of citizens of the Maplewood Addition Area (Expansion) into Renton would preserve social organization, support economic health, and protect public safety and welfare.

Annexation of the original Maplewood Addition Area (60.5 acres) into the City of Renton would be inconsistent with this criterion. Annexation of the Maplewood Addition Area (Expansion – Option 3/102 acres) into the City of Renton would be inconsistent with this criterion. Finally, annexation of the Maplewood Addition Area (Expansion – Option 1/665 acres) into the City of Renton would be inconsistent with this criterion.

CONSISTENCY WITH THE GROWTH MANAGEMENT ACT

Pursuant to RCW 36.93.157 that Boundary Review Board decisions must be consistent with three sections of the Growth Management Act:

- RCW 36.70A.020 Planning Goals
- RCW 36.70A.110 Urban Growth Areas
- RCW 36.70A.210 Countywide Planning Policies

In this matter, the key Growth Management issues involve the Countywide Planning Policies pertaining to land use and municipal services (RCW 36.70A.020 and RCW 36.70A.110). The Growth Management Act policies that guide the provision of public services and that are relevant to the proposed Annexation include:

- RCW 36.70A.020 (1) Urban Growth: Encourages development in urban areas where adequate public facilities and services exist or can be provided efficiently.
- RCW 36.70A.020 (2) Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling low-density development.
- RCW 36.70A.020 (10) Environment: Protect and enhance the environment and quality of life.
- RCW 36.70A.020 (11) Citizen Participation and coordination in the planning process and ensure coordination between communities/jurisdictions to reconcile conflicts.
- RCW 36.70A.020 (12) Public Facilities and services: Ensures that adequate public services and facilities are available to serve land developments.
- RCW 36.70A.110 (1/6) calls for each county to designate an urban growth area.
- RCW 36.70A.110 (3) directs urban growth to areas with existing or available public services and facilities.
- RCW 36.70A.110 (4) states that “(in) general, cities are the units of local government most appropriate to provide urban ...services.”
- RCW 36.70A.210 (1) calls for cities to be primary providers of governmental services in urban growth areas.

Annexation of the Maplewood Addition Area (Expansion – Option 2) into the City of Renton would effectively address Growth Management Act criteria for incorporation of urban areas.

Annexation of the original Maplewood Addition Area (60.5 acres) into the City of Renton would be inconsistent with this criterion. Annexation of the Maplewood Addition Area (Expansion – Option 3/102 acres) into the City of Renton would be inconsistent with this criterion. Finally, annexation of the Maplewood Addition Area (Expansion – Option 1/665 acres) into the City of Renton would be inconsistent with this criterion.

RCW 36.93.180 OBJECTIVES

The Boundary Review Board has considered RCW 36.93.180 (Objectives), as follows:

RCW 36.93.180 (1) PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES

The Maplewood Addition Area (Expansion – Option 2) is a neighborhood, as that term is defined by case law as “either geographically distinct areas or socially... distinct groups of residents”. The Maplewood Addition Area (Expansion – Option 2), in its entirety, exhibits many features that support its link with the City of Renton.

The Maplewood Addition Area (Expansion – Option 2) is connected to the City of Renton by geographic features including the form of the terrain (a valley floor formed by a steep ridge), the Cedar River, a floodplain, a sole source aquifer, and linked open spaces.

Maplewood Addition Area (Expansion – Option 2) and the adjacent City of Renton community are primarily residential in character. The citizens have similar demographic characteristics. Residents of the City and the Maplewood Addition Area (Expansion – Option 2) use common community facilities – schools, roadways, libraries, shopping centers, parks, and recreation facilities.

The City of Renton Comprehensive Plan anticipates annexation of the Maplewood Addition Area (Expansion – Option 2). The City of Renton establishes Maplewood Addition Area (Expansion – Option 2) in its Comprehensive Plan as a Potential Annexation Area. Accordingly, the City of Renton is the jurisdiction designated to govern Maplewood Addition Area (Expansion – Option 2).

The City included the Maplewood Addition Area (Expansion – Option 2) in community planning programs in order to guide its growth and to provide coordinated services. The City of Renton has existing plans, programs, statutes, and guidelines that will provide for the Maplewood Addition (Expansion) Area appropriate levels of development, public services, and public amenities that will serve the citizens and address the natural environment.

The City of Renton also has in place plans, programs, statutes and guidelines that will provide for both routine administration and emergency management necessary to preserve environmentally sensitive areas within and near to the Maplewood Addition Area (Expansion – Option 2).

The evidence shows that upon annexation of the Maplewood Addition Area (Expansion – Option 2) the City of Renton would provide property owners/residents a voice and a vote in planning for the future preservation and development of their community. Community representatives demonstrate plans to effectively govern and serve this area as a part of a unified community.

Annexation of the Maplewood Addition Area (Expansion – Option 2) to the City of Renton advances the objective of preserving the natural neighborhood because this action would encourage a more effective connection to the City of Renton.

The evidence shows that the State Growth Management policies (RCW 36.70A.020) support the annexation of the Maplewood Addition Area (Expansion – Option 2) to the City of Renton.

King County Comprehensive Plan/Countywide Planning Policies support the annexation of the Maplewood Addition Area (Expansion – Option 2) to the City of Renton. For example, County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.). King County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and to eliminate unincorporated islands between cities. Policy LU-32 calls upon cities to incorporate lands within annexation areas into city boundaries. Additionally, annexation is appropriate under Countywide Policy CO-1, when a jurisdiction has “identified and planned for (a) full range of urban services”.

The Board finds that the evidence shows that annexation of the Maplewood Addition Area (Expansion – Option 2) advances RCW 38.93.180 - Objective 1.

The Board finds that annexation of the original Maplewood Addition Area (60.5 acres) into the City of Renton would be inconsistent with this criterion. The evidence demonstrates that annexation of the Maplewood Addition Area (Expansion – Option 3/102 acres) into the City of Renton would be inconsistent with this criterion. Annexation of the Maplewood Addition Area (Expansion – Option 1/665 acres) into the City of Renton would be inconsistent with this criterion.

RCW 36.93.180 (2) USE OF PHYSICAL BOUNDARIES, INCLUDING BUT NOT LIMITED TO BODIES OF WATER, HIGHWAYS, AND LAND CONTOURS

Based upon its physical boundaries, the Maplewood Addition Area (Expansion – Option 2) is appropriate for annexation to the City of Renton. The evidence shows that addition to the City of Renton of the Maplewood Addition Area (Expansion – Option 2) is based upon reasonable physical boundaries, including co-terminus borders, rights-of way, and individual property lines.

Annexation of the entire Maplewood Addition Area (Expansion) furthers progress toward incorporation of the greater unincorporated area in King County. This comprehensive annexation would provide for an immediately unified community with clearly defined and well-established physical boundaries.

State Growth Management policies (RCW 36.70A.020) support the annexation of the Maplewood Addition Area (Expansion – Option 2) to the City of Renton. The evidence further shows that King County Comprehensive Plan/Countywide Planning Policies support the annexation of the Maplewood Addition Area (Expansion – Option 2) to the City of Renton. For example, County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.). King County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and to eliminate unincorporated islands between cities. Policy LU-32 calls upon cities to incorporate lands within annexation areas into city boundaries. The City of Renton established Maplewood Addition Area (Expansion – Option 2) in its Comprehensive Plan as a Potential Annexation Area; therefore, the City of Renton is the jurisdiction designated to govern Maplewood Addition Area (Expansion – Option 2).

Annexation of Maplewood Addition Area (Expansion – Option 2) to the City of Renton will create and preserve logical, discernible neighborhood boundaries. Citizens would benefit by stronger neighborhood links resulting from annexation and by uniform governance available to the community.

The Board finds that the evidence shows that annexation of the Maplewood Addition Area (Expansion – Option 2) is consistent with RCW 38.93.180 - Objective 2.

Annexation of the original Maplewood Addition Area (60.5 acres) into the City of Renton would be inconsistent with this criterion. Annexation of the Maplewood Addition Area (Expansion – Option 3/102 acres) into the City of Renton would be inconsistent with this criterion. The evidence demonstrates that annexation of the Maplewood Addition Area (Expansion – Option 1/665 acres) into the City of Renton would be inconsistent with this criterion.

RCW 36.93.180 (3) CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS

Annexation of Maplewood Addition Area (Expansion – Option 2) into the City of Renton will advance the creation and preservation of logical service areas. The evidence shows that the Maplewood Addition Area (Expansion – Option 2) is linked to the City of Renton by the built environment – i.e., similar types of land uses and levels of density, by common physical elements (e.g., roadways); and by critical areas (e.g., Cedar River, topographic features – valley floor and sloped terrain; floodplain; sole source aquifer).

Annexation of the Maplewood Addition Area (Expansion – Option 2) will create and preserve logical service areas by including a greater number of properties in the City of Renton's service area thereby enabling the design and the implementation of efficient, consistent, consolidated service programs throughout the greater community.

The City of Renton has existing plans establishing the City as the authority responsible for provision of public services and public amenities that will protect the built community and preserve the natural environment. These plans include, but are not limited to the: Comprehensive Land Use Plan, Comprehensive Sewer Plan, Comprehensive Water Plans, Transportation Element of the Comprehensive Plan, Comprehensive Storm Water Management Plan). The City also has specific plans and contracts for provision of emergency services, including fire prevention, policing, medical aid, as well as an array of public facilities and amenities. More precisely,

- The City of Renton has specific plans, programs, statutes and guidelines that will enable the City to immediately provide accessible local government to the Maplewood Addition Area (Expansion – Option 2).
- The City of Renton has specific plans, programs, statutes and guidelines that allow the City to immediately provide a full array of services to the Maplewood Addition Area (Expansion – Option 2). Services include fire prevention, policing, medical aid, storm water management, and utilities. Water service and sewer service are also available to all properties. The City also provides law and justice services, housing services, and human services programs. Services also include parks and recreation facilities, libraries, and other public amenities,

- The City of Renton has specific plans, programs, statutes and guidelines that will provide for both routine administration and emergency management (e.g., land maintenance, storm water management, flood control) necessary to preserve environmentally sensitive areas within and near to the Maplewood Addition (Expansion – Option 2).

The State Growth Management Act and the King County Comprehensive Plan support the annexation of Maplewood Addition Area (Expansion – Option 2) into the City of Renton. The evidence shows that annexation of Maplewood Addition Area (Expansion – Option 2) is consistent with State policies (RCW 36.70A) and County policies that provide for transfer of lands in the Urban Growth Area to an established local jurisdiction in order to ensure that citizens benefit from reliable governance and service. King County Policy LU-31 requires cities to designate potential annexation areas that include adjacent urban lands and eliminate unincorporated islands between cities. The City of Renton established Maplewood Addition Area (Expansion – Option 2) in its Comprehensive Plan as a Potential Annexation Area; therefore, the City of Renton is the jurisdiction designated to govern Maplewood Addition Area (Expansion – Option 2).

Annexation of the Maplewood Addition Area (Expansion – Option 2) to the City of Renton addresses County Comprehensive Plan/Countywide Policies that call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.). Policies that establish cities as the appropriate providers of local governance and urban services (e.g., FW-13, CO-1, CO-3; LU-31 - LU-34, LU-36) also support the proposed Maplewood Addition Area (Expansion – Option 2). The County supports annexation of urban areas, such as the Maplewood Addition Area, as King County does not have the resources to efficiently manage and serve unincorporated islands.

Annexation of the Maplewood Addition Area (Expansion – Option 2) to the City of Renton would create a logical local governance plan for the greater community. Under the aegis of the City of Renton, a single established local jurisdiction, citizens would receive the benefits resulting from coordinated, efficient, and reliable land development, public service programs and public facilities. Citizens will benefit from the City of Renton's regulation and preservation of the environmentally sensitive areas that exist within the Maplewood Addition Area (Expansion – Option 2) and link to the City of Renton.

The Board finds that the evidence shows that annexation of the Maplewood Addition Area (Expansion – Option 2) advances RCW 38.93.180 - Objective 3.

Annexation of the original Maplewood Addition Area (60.5 acres) into the City of Renton would be inconsistent with this criterion. The evidence demonstrates that annexation of the Maplewood Addition Area (Expansion – Option 3/102 acres) into the City of Renton would be inconsistent with this criterion. The evidence demonstrates that annexation of the Maplewood Addition Area (Expansion – Option 1/665 acres) into the City of Renton would be inconsistent with this criterion.

RCW 36.93.180 (4) PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES

Approval of Maplewood Addition Area (Expansion – Option 2) would provide a reasonable and regular boundary consistent with the Renton Comprehensive Plan Annexation Element/Potential Annexation Area mapping of the Maplewood Addition Area community.

The Maplewood Addition Area (Expansion – Option 2) has logical physical boundaries. The Maplewood Addition Area (Expansion – Option 2) is similar to -- and linked with -- the built community in the adjacent City of Renton. The Maplewood Addition Area (Expansion – Option 2) is characterized by environmentally sensitive areas extending to (and having an effect upon) the City of Renton. These environmentally sensitive areas have a lesser geographic connection to (and lesser impact upon) the remaining City of Renton Potential Annexation Area -- e.g., Maplewood Addition Area (Expansion – Option 1), Fairwood community.

The evidence shows that annexation of the Maplewood Addition Area (Expansion – Option 2) into the City of Renton would also advance the State Growth Management Act and the King County Comprehensive Plan policies. Annexation of Maplewood Addition Area (Expansion – Option 2) is consistent with State

policies (RCW 36.70A) providing for transfer of lands in the Urban Growth Area to an established local jurisdiction in order to ensure that citizens benefit from reliable governance and service. County Comprehensive Plan/Countywide Policies that call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.). King County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and to eliminate unincorporated islands between cities. The City of Renton identifies Maplewood Addition Area (Expansion – Option 2) in its Comprehensive Plan as a Potential Annexation Area; therefore, the City of Renton is the jurisdiction designated to govern Maplewood Addition Area (Expansion – Option 2).

Maplewood Addition Area (Expansion – Option 2) includes boundaries that are reasonable and necessary to facilitate coordinated land uses, offer effective, efficient provision of services, and preserve critical areas for the benefit of the greater community. Annexation of the Maplewood Addition Area (Expansion – Option 2) to Renton would enable uniform local governance and coordinated services under a single local jurisdiction.

The Board finds that the evidence shows that annexation of the Maplewood Addition Area (Expansion – Option 2) advances RCW 38.93.180 - Objective 4.

Annexation of the original Maplewood Addition Area (60.5 acres) into the City of Renton would be inconsistent with this criterion. Annexation of the Maplewood Addition Area (Expansion – Option 3/102 acres) into the City of Renton would be inconsistent with this criterion. Annexation of the Maplewood Addition Area (Expansion – Option 1/665 acres) into the City of Renton would be inconsistent with this criterion.

RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS

RCW 36.93.180 (5) is not applicable to File No. 2197.

RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS

RCW 36.93.180 (6) is not applicable to File No. 2197.

RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES

Annexation of the Maplewood Addition Area (Expansion – Option 2) to the City of Renton would create more practical boundaries to enable coordinated governance. Annexation would place the natural environment and built environment under City jurisdiction, thus creating more practical boundaries for governance of this community.

The evidence shows that the boundaries proposed for Maplewood Addition Area (Expansion – Option 2) promote a unified community which will facilitate participation in local governance. Annexation of the proposed Maplewood Addition Area (Expansion – Option 2) into the City of Renton would also permit the City and the citizens to work together to achieve:

- coordination of land planning and management activities (e.g., implementation of uniform land uses and development standards);
- effective and efficient provision of public facilities and public services;
- coordination of maintenance and emergency management for environmentally sensitive areas. For example, the proposed boundary will create confusion for emergency service providers.

The evidence shows that annexation of the Maplewood Addition Area (Expansion – Option 2) into the City of Renton promotes the State Growth Management Act and the King County Comprehensive Plan policies. Annexation of Maplewood Addition Area (Expansion – Option 2) is consistent with State policies (RCW 36.70A) policies that provide for transfer of lands in the Urban Growth Area to an established local jurisdiction in order to ensure that citizens benefit from reliable governance and service. County Comprehensive Plan/Countywide Policies that call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.). King County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and to eliminate unincorporated islands between cities. The City of Renton establishes Maplewood Addition Area (Expansion – Option 2) in its Comprehensive Plan as a Potential Annexation Area; therefore, the City of Renton is the jurisdiction designated to govern Maplewood Addition Area (Expansion – Option 2).

The Maplewood Addition Area (Expansion – Option 2) has boundaries which are practical and necessary to facilitate coordinated land uses, offer effective, efficient provision of services, and preserve critical areas for the benefit of the greater community. Annexation of the Maplewood Addition Area (Expansion – Option 2) to Renton will enable uniform local governance and coordinated services under a single local jurisdiction.

The Board finds that the evidence shows that annexation of the Maplewood Addition Area (Expansion – Option 2) advances RCW 38.93.180 - Objective 7.

Annexation of the original Maplewood Addition Area (60.5 acres) into the City of Renton would be inconsistent with this criterion. Annexation of the Maplewood Addition Area (Expansion – Option 3/102 acres) into the City of Renton would be inconsistent with this criterion. Annexation of the Maplewood Addition Area (Expansion – Option 1/665 acres) into the City of Renton would be inconsistent with this criterion.

RCW 36.93.180 (8) INCORPORATION AS CITIES OR ANNEXATION TO CITIES OF UNINCORPORATED AREAS WHICH ARE URBAN IN CHARACTER

The entire Maplewood Annexation Area (Expansion – Option 1, Option 2 and Option 3) is located within the Urban Growth Area established by the King County Comprehensive Plan. The Maplewood Addition Area (Expansion– Option 1, Option 2 and Option 3) designation as an “urban” area is also supported by the State Growth Management Act. The City of Renton Comprehensive Plan includes the Maplewood Addition Area (Expansion– Option 1, Option 2 and Option 3) in its Potential Annexation Area and designates this territory as an urban area.

Approval of Maplewood Addition Area (Expansion – Option 2) is appropriate based upon the direct associations between this unincorporated area and the City of Renton. These links are based upon the similar existing/future built community and the connected environmentally sensitive areas. This association is germane to both existing land characteristics and future designation/use plans for the Maplewood Addition Area (Expansion – Option 2).

Immediate annexation of the Maplewood Addition Area (Expansion – Option 2) into Renton would promote uniform governance, development, and public services/facilities appropriate for this urban territory.

Annexation of the original Maplewood Addition Area (60.5 acres) into the City of Renton would be inconsistent with this criterion because this area fails to include unincorporated urban lands which are appropriate for immediate annexation to the City of Renton. Similarly, the evidence demonstrates that annexation of the Maplewood Addition Area (Expansion – Option 3/102 acres) into the City of Renton would be inconsistent with this criterion because this area fails to include unincorporated urban lands which are appropriate for immediate annexation to the City of Renton..

The evidence shows that the territory proposed by the City of Renton for Maplewood Addition Area (Expansion – Option 1/665 acres) includes lands separate from the Maplewood Addition Area (Expansion – Option 2 -/346 acres) that are suitable for annexation to a local jurisdiction in accord with statutory mandate (e.g., RCW 36.93, the State Growth Management Act, and the King County Comprehensive Plan, *et seq.*).

Annexation of the Maplewood Addition Area (Expansion – Option 1/665 acres) into the City of Renton would be inconsistent with RCW 36.93.180 – Objective 8. This criterion and the remaining statutory mandate fail to support the annexation to the City of Renton of those portions of the Maplewood Addition community that extend beyond the boundaries of the Maplewood Addition Area (Expansion - Option 2). Annexation of this greater area to Renton at this time does not promote the statutory mandate for logical orderly growth of urban communities. Annexation to Renton of this greater portion of the Maplewood Addition Area is not timely because, at present, the community is more closely linked by geography, land use, and social neighborhood to the proposed new City of Fairwood. This extended Maplewood Addition Area (Expansion - Option 1) is currently included within the boundaries of the proposed new City.

The Board finds that the evidence shows that annexation of the Maplewood Addition Area (Expansion – Option 2) advances RCW 38.93.180 - Objective 8.

RCW 36.93.180 (9) PROTECTION OF AGRICULTURAL AND RURAL LANDS FOR LONG TERM PRODUCTIVE AGRICULTURAL/RESOURCE USE

RCW 36.93.180 (8) is not applicable to File No. 2197.

III. BOUNDARY REVIEW BOARD FINDINGS AND DECISIONS

The Boundary Review Board conducted review and deliberation of File No. 2197 based upon the record of written documents and oral testimony, in keeping with applicable state, regional and local regulations. The Board focused upon RCW 36.93 (Boundary Review Board Enabling Act); RCW 36.70A (Growth Management Act); King County Comprehensive Plan/Countywide Policies; City of Renton Comprehensive Plans, RCW 35A.14 (Annexation of Cities); RCW 35.02 (Incorporation of New Cities) and other relevant regulations and guidelines. As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The Maplewood Addition Area Annexation (60.5 acres) could be accepted as initially proposed by the City of Renton, if this action advances the provisions of RCW 36.93 and other applicable regulations (e.g., State Growth Management Act, the King County Comprehensive Plan and the Renton Comprehensive Plan).
- The Maplewood Addition Area could be modified to incorporate 665 acres (Expansion – Option 1) if the proposed expansion advances the basic requirements of RCW 36.93 and other applicable regulations (e.g., the State Growth Management Act, the King County Comprehensive Plan, and the Renton Comprehensive Plan). This alternative would require all properties within the Maplewood Addition Area (Expansion – Option 1) to immediately be annexed into the City of Renton.
- The Maplewood Addition Area Annexation could be modified to incorporate 346 acres (Expansion – Option 2), if the proposed expansion advances the basic requirements of RCW 36.93 and other applicable regulations (e.g., the State Growth Management Act, the King County Comprehensive Plan, and the Renton Comprehensive Plan). This alternative would require all properties within the Maplewood Addition Area (Expansion – Option 2) to immediately be annexed into the City of Renton.
- The Maplewood Addition Area Annexation could be modified to incorporate 102 acres (Expansion – Option 3), if the proposed expansion advances the basic requirements of RCW 36.93 and other applicable regulations (e.g., the State Growth Management Act, the King County Comprehensive Plan, and the Renton Comprehensive Plan). This alternative would require all properties within the Maplewood Addition Area (Expansion – Option 3) to immediately be annexed into the City of Renton.
- The Maplewood Addition Area/Maplewood Addition Area (Expansion – Option 1, Option 2, Option 3) Annexation could be denied in its entirety if incorporation fails to advance any of the objectives contained in RCW 36.93 and other applicable regulations.

The record for File No. 2197 is detailed and extensive. The parties provided considerable materials supporting their positions. The Board has deliberated upon the complete record in order to come to a decision for the originally proposed Maplewood Addition Area (60.5 acres) and the proposed alternatives: Maplewood Addition Area (Expansion – Option 1/665 acres), Maplewood Addition Area (Expansion – Option 2/346 acres) and Maplewood Addition Area (Expansion – Option 3/102 acres).

The Boundary Review Board finds that:

- Maplewood Addition Area/Maplewood Addition Area (Expansion – Option 1 – Option 3) annexation proposals were evaluated according to the criteria established in RCW 36.93.170.

Annexation of the Maplewood Addition Area (Expansion – Option 2) is consistent with the provisions of RCW 36.93.170 (1); RCW 36.93.170 (2)' and RCW 36.93.170 (3).

The originally proposed annexation of Maplewood Addition Area (60.5 acres) is not consistent with the provisions of RCW 36.93.170.

The proposed modification of the annexation of Maplewood Addition Area (Expansion – Option 1/665 acres) is not consistent with the provisions of RCW 36.93.170.

The proposed modification of the annexation of Maplewood Addition Area (Expansion – Option 3/102 acres) is not consistent with the provisions of RCW 36.93.170.

- Maplewood Addition Area/Maplewood Addition Area (Expansion – Option 1 – Option 3) annexation proposals were evaluated according to the criteria established in RCW 36.93.180 as follows:

RCW 36.93.180	MAPLEWOOD ADDITION AREA (EXPANSION - OPTION 2 VALLEY FLOOR 346 ACRES) (THIS OPTION ALSO INCLUDES THE ENTIRETY OF THE ORIGINAL MAPLEWOOD ADDITION AREA OF 60.5 ACRES AND THE ENTIRETY OF OPTION 3 AT 102 ACRES)	<ul style="list-style-type: none"> MAPLEWOOD ADDITION AREA (ORIGINAL AT 60.5 ACRES) MAPLEWOOD ADDITION AREA (EXPANSION - OPTION 1 RENTON SCHOOL DISTRICT AT 665 ACRES) MAPLEWOOD ADDITION AREA (EXPANSION - OPTION 3 AQUIFER PROTECTION AREA AT 102 ACRES)
OBJECTIVE 1 – PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES	ADVANCES CRITERION BY ANNEXATION OF PROPERTIES INCLUDED IN A NATURAL COMMUNITY	<ul style="list-style-type: none"> FAILS TO ADVANCE CRITERION FAILS TO ADVANCE CRITERION FAILS TO ADVANCE CRITERION
OBJECTIVE 2 – USE OF PHYSICAL BOUNDARIES	ADVANCES CRITERION BY ACHIEVING ESTABLISHED PHYSICAL BOUNDARIES & COMPREHENSIVE PLAN PAA BOUNDARIES	<ul style="list-style-type: none"> FAILS TO ADVANCE CRITERION FAILS TO ADVANCE CRITERION FAILS TO ADVANCE CRITERION
OBJECTIVE 3 – CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS	ADVANCES BASIC CRITERION BY ENABLING COORDINATED SERVICES TO ADDRESS PUBLIC HEALTH & WELFARE.	<ul style="list-style-type: none"> FAILS TO ADVANCE CRITERION FAILS TO ADVANCE CRITERION FAILS TO ADVANCE CRITERION
OBJECTIVE 4 – PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES	ADVANCES CRITERION BY CREATING REGULAR BOUNDARY LINES	<ul style="list-style-type: none"> FAILS TO ADVANCE CRITERION FAILS TO ADVANCE CRITERION FAILS TO ADVANCE CRITERION
OBJECTIVE 5 – DISCOURAGEMENT OF MULTIPLE INCORPORATIONS	ADVANCES CRITERION BY INCLUDING MAPLEWOOD ADDITION IN AN EXISTING, AUTHORIZED MUNICIPALITY	<ul style="list-style-type: none"> FAILS TO ADVANCE CRITERION FAILS TO ADVANCE BASIC CRITERION FAILS TO ADVANCE BASIC CRITERION

RCW 36.93.180	MAPLEWOOD ADDITION AREA (EXPANSION - OPTION 2 VALLEY FLOOR 346 ACRES) (THIS OPTION ALSO INCLUDES THE ENTIRETY OF THE ORIGINAL MAPLEWOOD ADDITION AREA OF 60.5 ACRES AND THE ENTIRETY OF OPTION 3 AT 102 ACRES)	<ul style="list-style-type: none"> ▪ MAPLEWOOD ADDITION AREA (ORIGINAL AT 60.5 ACRES) ▪ MAPLEWOOD ADDITION AREA (EXPANSION - OPTION 1 RENTON SCHOOL DISTRICT AT 665 ACRES) ▪ MAPLEWOOD ADDITION AREA (EXPANSION - OPTION 3 AQUIFER PROTECTION AREA AT 102 ACRES)
OBJECTIVE 6 – DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS	DOES NOT APPLY	<ul style="list-style-type: none"> ▪ DOES NOT APPLY ▪ DOES NOT APPLY ▪ DOES NOT APPLY
OBJECTIVE 7 – ADJUSTMENT OF IMPRACTICAL BOUNDARIES	ADVANCES CRITERION BY CREATING PRACTICAL BOUNDARY LINES	<ul style="list-style-type: none"> ▪ FAILS TO ADVANCE CRITERION ▪ FAILS TO ADVANCE CRITERION ▪ FAILS TO ADVANCE CRITERION
OBJECTIVE 8 – INCORPORATION ...OR ANNEXATION TO CITIES OF UNINCORPORATED URBAN AREAS	ADVANCES CRITERION AS ENTIRE URBAN AREA IS INCORPORATED INTO A LOCAL JURISDICTION.	<ul style="list-style-type: none"> ▪ FAILS TO ADVANCE CRITERION ▪ FAILS TO ADVANCE CRITERION ▪ FAILS TO ADVANCE CRITERION
OBJECTIVE 9 – PROTECTION OF AGRICULTURAL AND RURAL LANDS ...	DOES NOT APPLY	<ul style="list-style-type: none"> ▪ DOES NOT APPLY ▪ DOES NOT APPLY ▪ DOES NOT APPLY

- Maplewood Addition Area/Maplewood Addition Area (Expansion – Option 1 – Option 3) annexation proposals were evaluated according to the criteria established in the State Growth Management Act (RCW 36.70A).

Annexation of the Maplewood Addition Area (Expansion – Option 2) is consistent with the provisions of RCW 36.70A

The originally proposed annexation of Maplewood Addition Area (60.5 acres) is not consistent with the provisions of RCW 36.70A.

The proposed modification of the annexation of Maplewood Addition Area (Expansion – Option 1/665 acres) is not consistent with the provisions of RCW 36.70A.

The proposed modification of the annexation of Maplewood Addition Area (Expansion – Option 3/102 acres) is not consistent with the provisions of RCW 36.70A.

- Maplewood Addition Area/Maplewood Addition Area (Expansion – Option 1 – Option 3) annexation proposals were evaluated according to the criteria established in the King County Comprehensive Plan/Countywide Planning Policies.

Annexation of the Maplewood Addition Area (Expansion – Option 2) is consistent with the provisions of the King County Comprehensive Plan/Countywide Planning Policies.

The originally proposed annexation of Maplewood Addition Area (60.5 acres) is not consistent with the provisions of the King County Comprehensive Plan/Countywide Planning Policies.

The proposed modification of the annexation of Maplewood Addition Area (Expansion – Option 1/665 acres) is not consistent with the provisions of the King County Comprehensive Plan/Countywide Planning Policies.

The proposed modification of the annexation of Maplewood Addition Area (Expansion – Option 3/102 acres) is not consistent with the provisions of the King County Comprehensive Plan/Countywide Planning Policies.

- Maplewood Addition Area/Maplewood Addition Area (Expansion – Option 1 – Option 3) annexation proposals were evaluated according to the criteria established in the City of Renton Comprehensive Plan.

Annexation of the Maplewood Addition Area (Expansion – Option 2) is consistent with the provisions of the City of Renton Comprehensive Plan..

The originally proposed annexation of Maplewood Addition Area (60.5 acres) is not consistent with the provisions of the City of Renton Comprehensive Plan.

The proposed modification of the annexation of Maplewood Addition Area (Expansion – Option 1/665 acres) is not consistent with the provisions of the City of Renton Comprehensive Plan.

The proposed modification of the annexation of Maplewood Addition Area (Expansion – Option 3/102 acres) is not consistent with the provisions of the City of Renton Comprehensive Plan.

- Annexation of the Maplewood Addition Area (Expansion – Option 2) is consistent with RCW 35.02, RCW 35A.14, et seq.

IV. CONCLUSION

Annexation of the Maplewood Addition Area, as modified to include the Maplewood Addition Area (Expansion - Option 2/346 acres), advances the standards established in the Boundary Review Board Act (RCW 36.93), Growth Management Act (RCW 36.70A), King County Comprehensive Plan, City of Renton Comprehensive Plan, and other state and local guidelines for incorporation of urban areas.

The Boundary Review Board approval of the City of Renton Notice of Intention to annex the Maplewood Addition Area with modifications to include the Maplewood Addition Area (Expansion – Option 2) is timely based upon the City of Renton's current and historical commitment to guide development and provide municipal services to this area. Annexation will enable the City of Renton to provide a harmonious efficient plan for the governance of the built community, preserving the environment, and protecting public health and welfare.

(Note: Under state law, the City of Renton must adopt an Ordinance or Resolution affirming the Maplewood Addition Area Annexation (Expansion – Option 2) following action by the Boundary Review Board. Under state law, the City must confirm the action as approved by the Boundary Review Board. Alternatively, the Council may decide not to pursue the action. However, the City cannot modify the boundaries that have been approved by the Boundary Review Board.)

NOW, THEREFORE,

BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said **File No. 2197** be, and the same is, hereby **approved with modifications** as described in Exhibits attached hereto and incorporated herein by reference.

ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY by a vote of _____ in favor , _____ in opposition, and _____ abstentions, on this 8th day of June 2006, and signed by me in authentication of its said adoption on said date.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY

Charles Booth, Chair

FILED this _____ day of _____, 2006 **BY:**

Lenora Blauman, Executive Secretary

EXHIBITS

EXHIBIT I CITY OF RENTON MAPLEWOOD ADDITION AREA (OPTION 2 – “VALLEY FLOOR”): LEGAL DESCRIPTION OF MODIFIED ANNEXATION AREA BOUNDARIES

EXHIBIT II CITY OF RENTON MAPLEWOOD ADDITION AREA (OPTION 2 – “VALLEY FLOOR”): MAP OF MODIFIED ANNEXATION AREA BOUNDARIES